

## SDA approval – conditions

| <b>Condition 1 – approved plans and documents</b> |   | <b>Timing</b>                 |
|---|---|-------------------------------|
| 1.1   | Carry out the approved development generally in accordance with the approved plans and documents as referenced in Table 1 (including any amendments marked in red), except insofar as modified by any of the conditions of this approval. | To be maintained at all times |

**Table 1 – approved plans and documents**

| Title  | Prepared By      | Document No                 | Date      |
|--|------------------|-----------------------------|-----------|
| Fitzroy to Gladstone Pipeline Project – Aldoga Tanks – General – Overall Layout Plan | Stantec/<br>MBJV | 1151-DL06-STN-CIV-DRG-36004 | 23/6/2023 |
| Fitzroy to Gladstone Pipeline Project – Aldoga Tanks – Layout Plan – Reservoir Area  | Stantec/<br>MBJV | 1151-DL06-STN-CIV-DRG-36007 | 23/6/2023 |
| Fitzroy to Gladstone Pipeline Project – Aldoga Tanks – Layout Plan - Roadworks       | Stantec/<br>MBJV | 1151-DL06-STN-CIV-DRG-36006 | 23/6/2023 |
| Fitzroy to Gladstone Pipeline Project – Aldoga Tanks – Piping – Setout Plan          | Stantec/<br>MBJV | 1151-DL06-STN-CIV-DRG-36013 | 23/6/2023 |

| <b>Condition 2 – commencement of the use</b> |  | <b>Timing</b>                                       |
|--|--|---|
| 2.1  | Notify the Coordinator-General in writing of the date of commencement of site works. | <i>Within 10 days of commencement of site works</i> |
| 2.2  | Notify the Coordinator-General in writing of the date of commencement of use.        | <i>Within 10 days of commencement of use</i>        |

| <b>Condition 3 – ‘As constructed’ plans</b> |   | <b>Timing</b>                       |
|---|---|-------------------------------------|
| 3.1   | <p>Prepare and submit to the Coordinator-General, ‘As constructed’ plans certified by a Registered Professional Engineer of Queensland (RPEQ) or other independent suitably qualified person.</p> <p>The plans must show that the development has been constructed generally in accordance with the plans referenced in Table 1 of Condition 1.</p> <p>Plans must be submitted in electronic pdf and shape files.</p> | <i>Prior to commencement of use</i> |

| <b>Condition 4 – auditing</b> |  | <b>Timing</b>       |
|-------------------------------|--|---------------------|
| 4.1                           | <p>Prepare and submit audit reports to the Coordinator-General:</p> <ul style="list-style-type: none"> <li>a) within 30 business days after commencement of site works;</li> <li>b) within 30 business days after commencement of use; and</li> <li>c) once all conditions of this approval have been complied with.</li> </ul> <p>The audit report must be prepared by an independent suitably qualified person to determine whether the conditions of this approval have been complied with.</p> | <i>As indicated</i> |

|  |  |  |
|--|--|--|
|  | An audit report will contain detail consistent with the information provided in <b>Enclosure 1</b> . |  |
|--|--|--|

| <b>Condition 5 – inspection</b> |   | <b>Timing</b>       |
|---------------------------------|---|---------------------|
| 5.1                             | Permit the Coordinator-General, or any person authorised by the Coordinator-General, to inspect any aspect of the development.<br><br><i>Note: Where practicable, at least forty-eight (48) hours' notice will be provided to allow personnel to make any necessary arrangements.</i> | <i>At all times</i> |

| <b>Condition 6 – waste management</b> |   | <b>Timing</b>       |
|---------------------------------------|---|---------------------|
| 6.1                                   | Reuse, recycle or lawfully dispose of all waste (other than treated waste-water released to land) generated by the development. | <i>At all times</i> |
| 6.2                                   | Solid waste is to be stored on site in vermin-proof facilities until it is transferred to a licensed refuse facility.           | <i>At all times</i> |

| <b>Condition 7 – hazardous materials</b> |  | <b>Timing</b>       |
|--|--|---------------------|
| 7.1                                      | All flammable and combustible liquids (including hazardous waste materials) must be contained within an on-site containment system, controlled in a manner that prevents environmental harm and must be maintained in accordance with the current edition of <i>AS1940—Storage and Handling of Flammable and Combustible Liquids</i> . | <i>At all times</i> |
| 7.2                                      | All containers must be secured to prevent movement during a flood event.   | <i>At all times</i> |

| <b>Condition 8 – complaints</b> |   | <b>Timing</b>       |
|---------------------------------|---|---------------------|
| 8.1                             | Record all complaints received relating to the development in a register that includes, as a minimum:<br>a) date and time when complaint was received;<br>b) complainant's details including name and contact information;<br>c) reasons for the complaint;<br>d) investigations undertaken and conclusions formed;<br>e) actions taken to resolve this complaint, including the time taken to implement these actions;<br>f) include a notation in the register as to the satisfaction (or dissatisfaction) of the complainant with the outcome. | <i>At all times</i> |
| 8.2                             | Prepare and provide a response to the complainant within 48 hours of receipt of the complaint.  | <i>As indicated</i> |
| 8.3                             | Provide an up to date copy of the register if requested by the Coordinator-General.   | <i>As indicated</i> |

| <b>Condition 9 – services and utilities</b> |   | <b>Timing</b>                              |
|---|---|--|
| 9.1   | Obtain the necessary approvals for all required services and utilities for both construction and operation.             | <i>Prior to commencement of site works</i> |
| 9.1   | Provide and maintain to the relevant standards all services and utilities required for both construction and operation. | <i>At all times</i>                        |

| <b>Condition 10 – fencing</b> |  | <b>Timing</b>  |
|-------------------------------|--|--|
| 10.1                          | Install a fence made from chain wire material with a minimum height of 2.1m around the perimeter of the reservoirs and security gates generally in accordance with the plan titled “Fitzroy to Gladstone Pipeline Project – Aldoga Tanks – Piping – Setout Plan”, prepared by Stantec/MBJV (Plan number 1151-DL06-STN-CIV-DRG-36013) dated 23/6/2023 in Table 1. | <i>Prior to commencement of use and to be maintained</i>                       |
| 10.2                          | Install adequate signage to warn the public of operations and safety hazards.  | <i>Prior to commencement of site works and to be maintained during the use</i> |

| <b>Condition 11 – traffic management</b> |   | <b>Timing</b>                              |
|--|---|--|
| 11.1                                     | A traffic management plan, prepared and certified by a person holding a current Traffic Management Level 3 qualification or higher, is to be prepared to ensure traffic impacts are managed during construction and operation. The traffic management plan must include: <ul style="list-style-type: none"> <li>a) provision for the management of traffic around and through the site during and outside of construction and operational hours of work;</li> <li>b) provision for parking and materials delivery during and outside of construction and operational hours of work;</li> <li>c) planning including risk identification and assessment, staging, etc.;</li> <li>d) implementation;</li> <li>e) monitoring and measurement;</li> <li>f) management review; and</li> <li>g) traffic control plans or traffic control diagrams, prepared in accordance with <i>Manual of Uniform Traffic Control Devices</i> for any temporary part or full road closures of any Council or State road(s).</li> </ul> | <i>Prior to commencement of site works</i> |
| 11.2                                     | Undertake all works in accordance with the traffic management plan which must be current and available on site.   | <i>At all times</i>                        |

| <b>Condition 12 – vehicle parking and access</b> |   | <b>Timing</b>       |
|--|---|---------------------|
| 12.1   | All parking is to occur on site.  | <i>At all times</i> |
| 12.2   | Limit access to the site to via Aldoga Road as shown on and generally in accordance with the plan titled “Fitzroy to Gladstone Pipeline Project – Aldoga Tanks Layout Plan Roadwork” prepared by Stantec/MBJV (Plan number 1151-DL06-STN-CIV-DRG-36006) dated 23/6/2023 in Table 1. | <i>At all times</i> |

|      |  |  |
|------|--|--|
| 12.3 | Design and construct vehicle access, parking, internal roadways and manoeuvring for vehicles on site in accordance with: <ol style="list-style-type: none"> <li>a) AS2890.1: 2004 Parking facilities, Part 1: Off-street car parking;</li> <li>b) AS2890.2:2018 Parking facilities, Part 2: Off-street commercial vehicle facilities; and</li> <li>c) The Capricorn Municipal Development Guidelines</li> </ol>  | <i>Prior to commencement of use and to be maintained</i> |
| 12.4 | The driveway is to be constructed: <ol style="list-style-type: none"> <li>a) generally in accordance with the plan titled “Fitzroy To Gladstone Pipeline Project – Aldoga Tanks Layout Plan Roadwork” prepared by Stantec/MBJV (Plan number 1151-DL06-STN-CIV-DRG-36006) dated 23/6/2023 in Table 1; and</li> <li>b) in accordance with the Gladstone Regional Council’s Standard Drawn Urban Commercial/Industrial Driveway (CMDG-R-042A) or as agreed with Gladstone Regional Council.</li> </ol> <p><i>Note: Gladstone Regional Council’s standard drawing is located within the Capricorn Municipal Development Guidelines – Drawings and Specifications at <a href="http://www.cmdg.com.au/index.html">http://www.cmdg.com.au/index.html</a>.</i></p> | <i>Prior to commencement of use and to be maintained</i> |
| 12.5 | Provide adequate and safe access for firefighting/other emergency vehicles and for safe evacuation.  | <i>At all times</i>                                      |

|      | <b>Condition 13 – construction management plan</b>   | <b>Timing</b>                              |
|------|--|--|
| 13.1 | Prepare a construction management plan (by a suitably qualified person in accordance with current best practise) that includes the following: <ol style="list-style-type: none"> <li>(a) details on construction parking, access and laydown areas</li> <li>(b) management of noise and dust generated from the site during and outside construction work hours;</li> <li>(c) management of stormwater flows and quality around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the <i>Environmental Protection Act 1994</i>), causing erosion, creating any ponding and causing any actionable nuisance to upstream or downstream properties;</li> <li>(d) management of contaminated soils (if required) including removal, treatment and replacement;</li> <li>(e) an erosion and sediment control plan certified by a RPEQ or a certified professional in erosion and sediment control, that is generally in accordance with the following guidelines:                         <ol style="list-style-type: none"> <li>a. International Erosion Control Association (IECA) – Best Practice Erosion and Sediment Control</li> <li>b. Capricorn Municipal Development Guidelines</li> </ol> </li> <li>(f) site remediation plans;</li> <li>(g) management of any potential natural and man-made hazards and emergency events (i.e. bushfire, cyclone);</li> <li>(h) response procedures to incidents/events;</li> <li>(i) evacuation procedures;</li> <li>(j) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions;</li> </ol> | <i>Prior to commencement of site works</i> |

|      |  |   |
|------|--|---|
|      | (k) a timetable and process for review of the construction management plan to assess its effectiveness and to implement amendments as required.                            |   |
| 13.2 | Undertake all works generally in accordance with the construction management plan which must be current and available on site at all times during the construction period. | <i>At all times during construction</i> |

| <b>Condition 14 – operational management plan</b> |   | <b>Timing</b>                       |
|---|---|-------------------------------------|
| 14.1  | Prepare an operational management plan (by a suitably qualified person in accordance with current best practise) that includes the following:<br>(a) management of noise and dust;<br>(b) management and control of all declared weeds and feral animals;<br>(c) management of any potential natural and man-made hazards and emergency events (i.e. bushfire, cyclone);<br>(d) response procedures to incidents/events;<br>(e) evacuation procedures;<br>(f) a monitoring program to identify issues of non-compliance, actions for correcting any non-compliance and who is responsible for undertaking those actions;<br>(g) a timetable and process for review of the site-based management plan to assess its effectiveness and to implement amendments as required. | <i>Prior to commencement of use</i> |
| 14.2  | Undertake all works generally in accordance with the operational management plan which must be current and available on site at all times.  | <i>At all times</i>                 |

| <b>Condition 15 – stormwater</b> |  | <b>Timing</b>                                      |
|----------------------------------|--|--|
| 15.1                             | Submit to the Coordinator-General and Gladstone Regional Council, a site based stormwater management plan prepared in accordance with the <i>State Planning Policy – July 2017</i> and certified by a RPEQ experience in this type of work. The site based stormwater management plan must address both stormwater quantity and quality. | <i>Prior to the commencement of site works</i>     |
| 15.2                             | Prepare detailed engineering drawings, certified by RPEQ for the proposed stormwater treatment/ management devices designed in accordance with the Capricorn Municipal Development Guidelines.   | <i>Prior to commencement of site works</i>         |
| 15.3                             | Install and maintain the stormwater treatment/management devices in accordance with the drawings required as part of this condition.   | <i>At commencement of use and to be maintained</i> |
| 15.4                             | Drainage from the development works/building shall not adversely impact upon adjacent properties. No ponding, concentration or redirection of stormwater shall occur on adjoining land.  | <i>At all times</i>                                |
| 15.5                             | Provide the discharge of stormwater drainage flows to a legal point of discharge.  | <i>At all times</i>                                |

|      |   |   |
|------|---|---|
| 15.6 | Drainage works shall be designed and constructed in accordance with the Queensland Urban Drainage Manual. | <i>Prior to the commencement of the use</i> |
|------|---|---|

| <b>Condition 16 – repair of damage</b> |  | <b>Timing</b>  |
|--|--|--|
| 16.1                                   | Repair any damage to roads and service infrastructure and re-instate existing signage and pavement markings that have been removed or damaged during any works carried out in association with the approved development. | <i>Prior to commencement of use and to be maintained</i> |

| <b>Condition 17 – lighting</b> |  | <b>Timing</b>           |
|--------------------------------|--|-------------------------|
| 17.1                           | Ensure outdoor lighting installed within the development minimises light spill in the adjacent properties and sensitive receptors in accordance with <i>AS4282:1997 Control of obtrusive effects of outdoor lighting</i> . | <i>To be maintained</i> |

| <b>Condition 18 – vegetation management</b> |   | <b>Timing</b>  |
|---|---|----------------|
| 18.1  | Vegetation clearing will be undertaken in a sequential manner to allow mobile fauna to disperse away from clearing areas.   | <i>Ongoing</i> |
| 18.2  | Vegetation clearing operations are to be supervised by a suitably qualified ecologist to monitor compliance of vegetation clearing with the defined clearing extents. | <i>Ongoing</i> |
| 18.3  | Prior to clearing, all demarcated habitat features will be checked for fauna by a fauna spotter-catcher and at-risk species will be relocated.                        | <i>Ongoing</i> |

## Advice

### Currency period

This SDA approval is valid until the end of the currency period, four years after the date of approval, unless the approval states a different period. For the SDA approval to remain valid the proponent must have, before the end of the currency period:

- (if the development is reconfiguring a lot) provided the plan of subdivision to the Coordinator-General for approval in accordance with the relevant development scheme; or
- (for all other development) substantially started the development; or
- made an application to the Coordinator-General to extend the currency period.

### Other approvals

This approval relates solely to the material change of use for utility installation (Aldoga Reservoirs and ancillary infrastructure) within the Gladstone State Development Area. All other approvals and/or permits required under local, state and/or commonwealth legislation must be obtained prior to the commencement of the use.

### Cultural heritage – duty of care

Where items of archaeological importance are identified during construction of the project, the proponent must comply with its duty of care under the *Aboriginal Cultural Heritage Act 2003* and the Department of Environment and Heritage Protection 2014 guideline: archaeological investigations. All work must cease and the relevant State agency must be notified. Work can resume only after State agency clearance is obtained.

### Gladstone Regional Council

#### Building works

A Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016* may be required to be obtained. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

*Advisory note: Any ancillary structures within the site or access ladders/handrails may trigger assessable building works. Please consult early feedback from a Building Certifier regarding any proposed structures and/or retaining/fencing.*

A Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities.

*Advisory note: Any ancillary structures within the site may trigger assessable plumbing and drainage works.*

#### Council Road reserve

A Works on a Council Road Approval in conformity with Gladstone Regional Council's Subordinate Local Law No. 1.15 is required to be obtained prior to the construction of any works within Gladstone Regional Council's road reserve.

*Advisory note: Gladstone Regional Council's Local Law No.1 1.15 – Application to Construct (and maintain) a Driveway (vehicle crossover) is found at <http://www.gladstone.qld.gov.au/forms>.*

#### Weed and pest management

Prior to commencement of the use, the applicant must submit a property pest management plan for approval by Gladstone Regional Council. The plan is to detail what restricted matters under

the *Biosecurity Act 2014* (Qld) the plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted matter before, during and after the development activity. The plan must be drafted by a suitably qualified person who has a minimum of five years of experience in invasive species management. Upon approval of the property pest management plan, the applicant must undertake all recommended actions.

*Advisory note: Gladstone Regional Council's Biosecurity and Environmental Health Section (Biosecurity and Pest Management) can provide support in the development of this Property Pest Management Plan which are contactable on (07) 4970 0700.*

## **Department of Environment and Science**

An environmental authority (EA) is required to conduct environmentally relevant activities pursuant to the *Environmental Protection Act 1994* and subordinate legislation. The following environmentally relevant activities (ERAs) have been identified as potentially relevant as ERA 8 – Chemical storage, ERA 16 – Extractive and screening activities, and ERA 64 – Water treatment.

### Applying for an Environmental Authority

When you are satisfied that you have the relevant supporting information to apply for an EA, you may make an application for an EA directly to the Department of Environment and Science (the department). You will be required to provide evidence that you have made an application for the relevant land use approval to conduct the ERAs on the site with the EA application to the department (e.g. an acknowledgement notice for the application, or an approved development permit).

As the proposed ERAs do not have relevant eligibility criteria and standard conditions, you will need to make a site-specific application for an EA. This application will be assessed in full, and conditions will be applied to your EA based on the potential environmental risk. Supporting information for your environmental authority application must include all information listed under s125 of the *Environmental Protection Act 1994* (available at <https://www.legislation.qld.gov.au/>). Guidance on the required technical information to provide in the application in support of the proposed activities can be found at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/technical>.

While conditions imposed upon an EA may be site specific, the department has a guideline available containing conditions that are regularly applied to EAs for prescribed environmentally relevant activities – the common conditions. This guideline also provides information on how to comply with these conditions, and helps to set the Department of Environment and Science's expectations for environmental management. You may wish to view these to form an idea of the type of conditions that are likely to be applied. The common conditions guideline is available online at <https://www.ehp.qld.gov.au/assets/documents/regulation/pr-co-common-conditions-prescribed-eras.pdf>.

Model conditions, which are a set of conditions specific to your proposed activity which may be applied to your prospective EA, are also available. Model conditions for your activity may be accessed through the Queensland Government's Business and Industry Portal, at <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/conditions>.

### Pre-lodgement

Please note, pre-lodgement meetings are a service made available by the department to determine the feasibility of the proposed project or in order to seek direction and advice on whether a proposed application will meet the legislative application requirements. This service can improve the quality of applications and may reduce delays and un-anticipated problems associated with applications. It is noted that various pre-lodgement engagement has been held in regard to this proposal, however the department would be happy to undertake further discussion in regard to the application. It is recommended you provide a draft application for



review prior to formal lodgement. The department may seek further advice from our technical specialists in order to advise on whether your application will meet the legislative application requirements. For further information or how to make a pre-lodgement service application please use the following link: <https://environment.des.qld.gov.au/licences-permits/development-application-process>.

## Enclosure 1

The following information will be required in an audit report:

- Details of the development approval, including the SDA approval number, the date of approval and a summary of the audit reporting requirements. This should include a schedule of the dates by which audit reporting is to be provided to the Coordinator-General.
- Details of the independent, suitably qualified person(s) (see Schedule 1 in the Gladstone State Development Area Development Scheme) (the auditor) responsible for preparing the audit report, including the auditor(s):
  - name, position, company and contact details
  - qualifications and experience
  - proof that the auditor is an independent third party unaffiliated with the proponent.
- Details of any external suitably qualified person(s) used to supplement reports/plans outside of the auditor's expertise.
- An audit evaluation matrix including but not limited to:
  - each condition of the SDA approval, and the status of the condition at the end of the relevant audit period
  - where a condition is current or complete, (to be activated, activated, complete), whether compliance has been achieved (compliant, non-compliant or not applicable), how compliance has been achieved (description of works, tasks or actions undertaken) and how the evaluation of the audit has been undertaken
  - a full description of the relevant standards, practices etc. against which works have been assessed together with evidence (reports, site photographs, certification documentation) to support the evaluation of the works against the compliance standards
  - the title, date, location and holder of any documentation referred to in the compliance evaluation matrix but not provided with the audit to allow the Coordinator-General to call upon these documents as required
  - details of any non-compliances identified by any party during the current audit period and a methodology specifying how compliance has been/will be achieved and by when it will be achieved, and
  - details of previous audit reports (if relevant) with an update on any non-compliance, corrective actions and revised practices (as relevant) undertaken and the current status of any corrective actions.
- Additional evidence to support the compliance evaluation, including the date and locations of any site inspection/s conducted during the preparation of the audit report and details of any employees of the proponent interviewed for the audit.
- The auditor's declaration whereby the auditor:
  - certifies the conditions contained in the SDA approval have been satisfactorily complied with, subject to any qualifications which the author has outlined in the audit report
  - certifies that to the best of the auditor's knowledge, all information provided in the audit report is true, correct and complete, and

- acknowledges it is an offence under section 157O of the *State Development and Public Works Organisation Act 1971*, to give the Coordinator-General a document containing information the auditor knows is false or misleading in any material particular.
- Any further attachments the auditor considers relevant to the audit report.

An audit report guideline has been prepared to provide guidance to proponents and auditors in compiling audit reports. The guideline is available on the Department of State Development, Infrastructure, Local Government and Planning website at <https://www.statedevelopment.qld.gov.au/coordinator-general/state-development-areas/development-schemes-applications-and-requests> or by contacting the Planning and Services Division on 1800 001 048 or via [sdainfo@coordinatorgeneral.qld.gov.au](mailto:sdainfo@coordinatorgeneral.qld.gov.au).